

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Greensboro Consortium State: NC
 PJ's Total HOME Allocation Received: \$26,276,274 PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State: 18			
Program Progress:							
% of Funds Committed	92.91 %	94.04 %	11	94.94 %	33	33	
% of Funds Disbursed	79.05 %	85.56 %	13	84.35 %	16	21	
Leveraging Ratio for Rental Activities	4.91	5.76	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	76.70 %	87.62 %	15	81.38 %	23	21	
% of Completed CHDO Disbursements to All CHDO Reservations***	86.23 %	70.73 %	2	68.05 %	85	80	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	79.74 %	77.61 %	12	79.65 %	35	37	
% of 0-30% AMI Renters to All Renters***	17.21 %	36.19 %	15	44.76 %	6	10	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	95.67 %	1	94.31 %	100	100	
Overall Ranking:				In State:	9 / 18	Nationally:	40 44
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$13,332	\$9,777		\$25,245	459 Units	34.60 %	
Homebuyer Unit	\$7,385	\$11,317		\$14,395	647 Units	48.80 %	
Homeowner-Rehab Unit	\$33,310	\$24,248		\$20,186	162 Units	12.20 %	
TBRA Unit	\$9,383	\$1,688		\$3,142	58 Units	4.40 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Greensboro Consortium NC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$64,801	\$77,558	\$44,551
State:*	\$66,960	\$80,810	\$25,335
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 1.1 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.85

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	12.6	13.1	22.2	10.3
Black/African American:	83.9	77.6	77.2	86.2
Asian:	0.0	1.9	0.0	0.0
American Indian/Alaska Native:	0.2	0.2	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.2	0.0	0.0	0.0
Asian and White:	0.0	0.5	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.4	0.0	0.6	0.0
Other Multi Racial:	0.4	0.0	0.0	0.0
Asian/Pacific Islander:	0.4	2.6	0.0	3.4

ETHNICITY:

Hispanic	1.7	4.2	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	53.6	17.2	43.8	8.6
2 Persons:	29.4	26.7	34.0	34.5
3 Persons:	11.1	28.1	11.1	29.3
4 Persons:	4.1	16.2	4.9	17.2
5 Persons:	0.9	7.4	3.7	8.6
6 Persons:	0.4	2.6	1.2	1.7
7 Persons:	0.2	0.9	1.2	0.0
8 or more Persons:	0.2	0.8	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	37.7	20.9	15.4	13.8
Elderly:	25.9	2.9	57.4	3.4
Related/Single Parent:	30.1	46.5	14.2	79.3
Related/Two Parent:	4.8	24.7	11.1	3.4
Other:	1.5	4.9	1.9	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	19.2	1.7 [#]
HOME TBRA:	0.2	
Other:	17.9	
No Assistance:	62.7	

of Section 504 Compliant Units / Completed Units Since 2001 108

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Greensboro Consortium

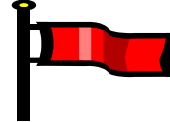
State: NC

Group Rank: 40
(Percentile)

State Rank: 9 / 18 PJs

Overall Rank: 44
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	76.7	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	86.23	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	79.74	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	3.25	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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